

# Wells House

15-17 Elmfield Road, **Bromley** BR1 1LT



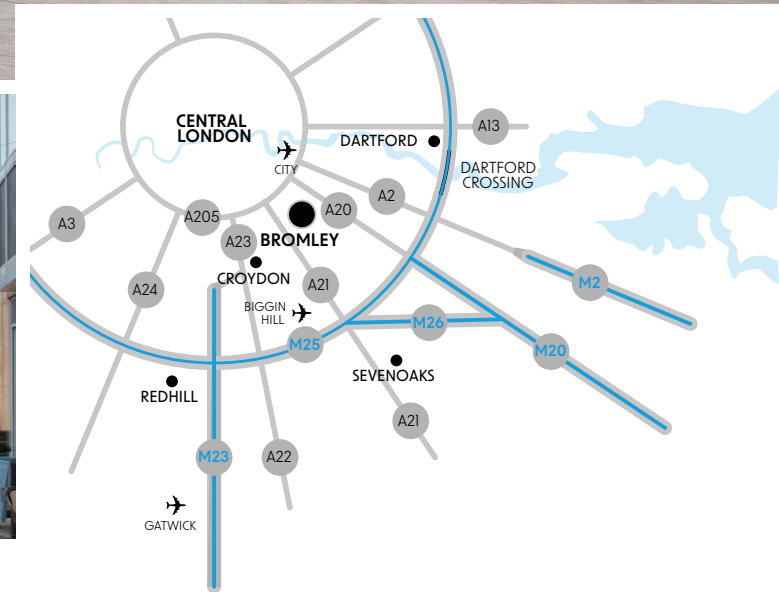
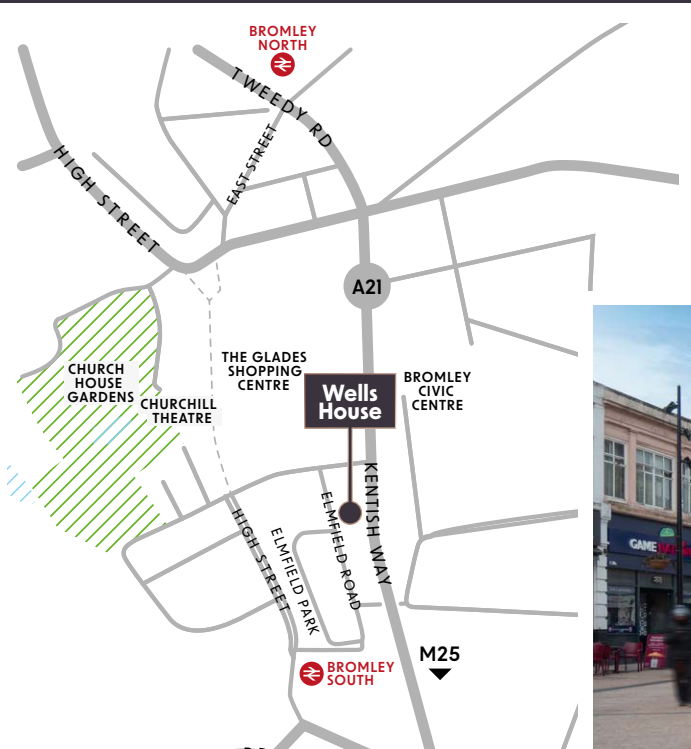
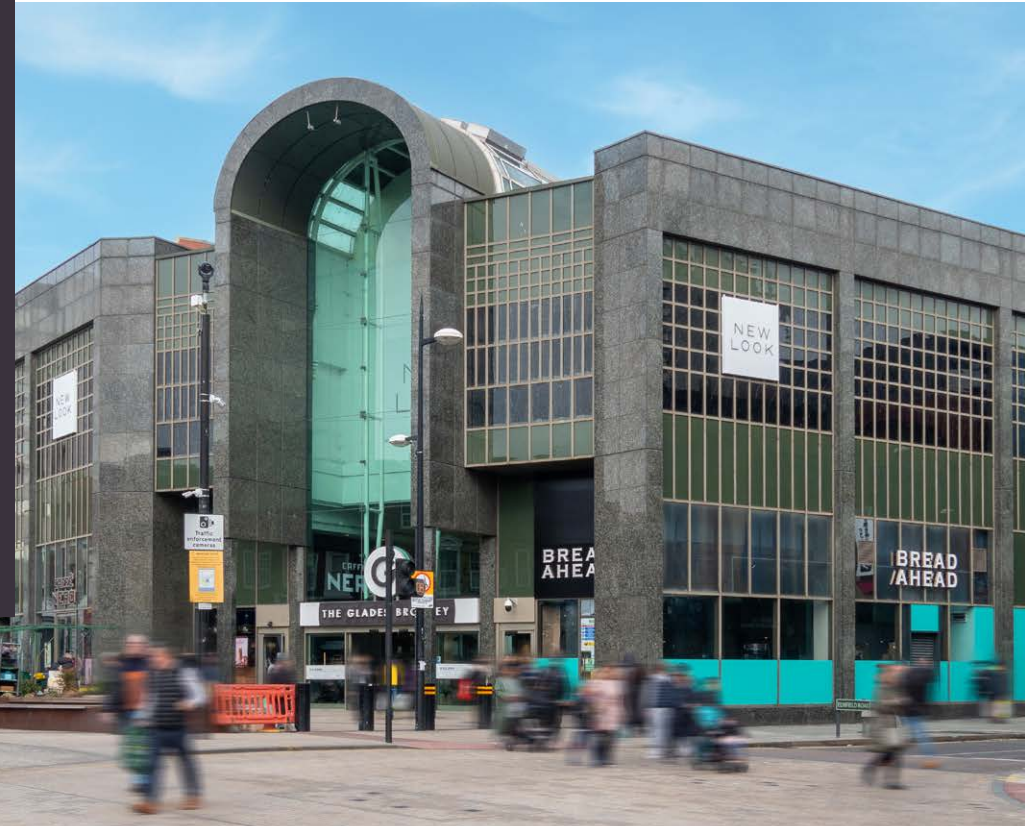
Town centre offices **to let** on **flexible terms with parking**  
From **6,500 sq. ft.** to **20,000 sq. ft.**



# Location

Wells House is located in the established office hub between Bromley South Station and The Glades. The Glades offers a wide range of retail amenities, including Marks & Spencer, Apple Store, Zara and Boots among others. There is also a wide selection of cafes, pubs and restaurants nearby and with Bromley North Village with it's cafe culture destination a few minutes walk away.

Bromley South Station is within a three minute walk, providing regular train services to London Victoria in approximately 18 minutes. Bromley North Railway Station is located half a mile north of the property, providing shuttle services to Grove Park from where mainline services to the City can be accessed. London Biggin Hill Airport is a designated UK Port of Entry with its' executive terminal just over five miles away.

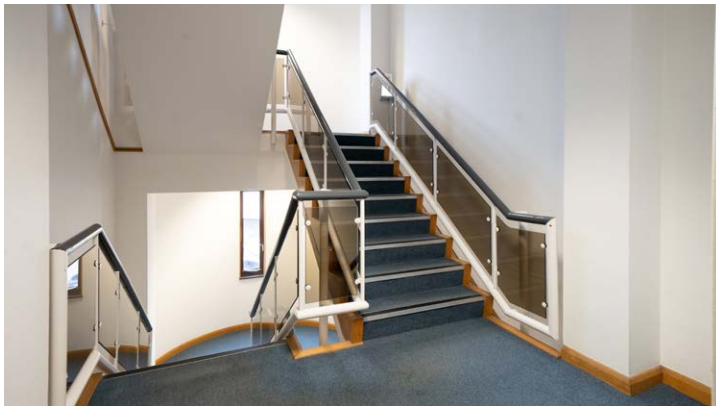


Maps not to scale. For indicative purposes only.



## Description

Wells House is a prominent office building arranged over a lower ground floor and four upper floors. There is a surface level car park to the rear of the building. The available office space is fully open plan and includes fitted kitchen/staff breakout areas and shower rooms (lower ground floor). Male & female WC facilities are within the common areas.



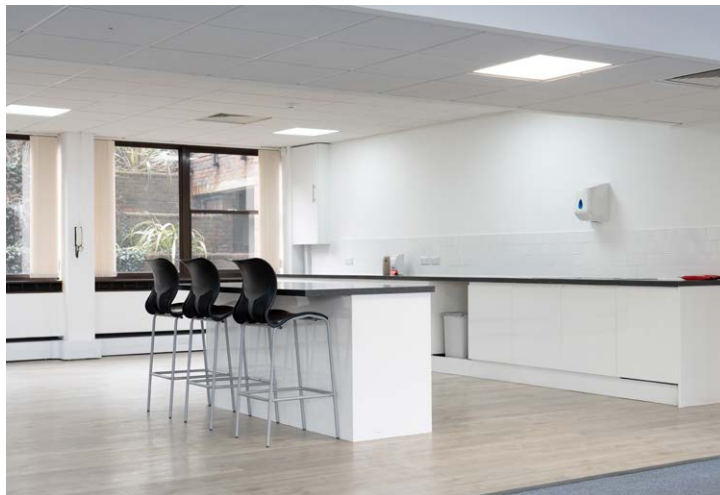
## Amenities

- **Impressive Reception** with Building Manager
- **Double glazed windows**
- **Passenger lifts**
- **Male and female WCs**
- **Perimeter trunking**
- **Heating and comfort cooling**
- **Suspended ceilings with LED** and some fluorescent lighting
- **Car parking available** 1 space per 1,000 sq ft occupied.

## Accommodation

	sq ft	sq m	Rateable Values*	EPC
First Floor	6,971	647.62	£123,000	C
Ground Floor	6,533	606.93	£103,000	D
Lower Ground Floor	6,707	623.10	£79,000	D

\* from April 2023. We recommend interested parties make their own enquiries with Bromley Town Council. Consideration will be given to sub-dividing the floors into smaller units





## Tenure

Flexible effective full repairing and insuring lease terms are available, subject to a service charge.

## Rent

Upon application.

## VAT

Chargeable at the prevailing rate.

## Legal Costs

Each party to bear their own costs.

## Viewing

Strictly by appointment with joint sole agents.



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